

1 **Planning Board Minutes**  
2 **Tuesday, November 9, 2004**  
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5 **Memorial Building**  
6 **150 Concord Street, Ablondi Room**  
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8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack, Clerk,  
9 and Sue Bernstein. Also present were Jay Grande, Planning Director and MaryRuth Reynolds,  
10 Administrative Assistant.

11 **Meeting was called to order at 7:40 pm**

12 **I. Approval of Minutes**  
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14 The Board reviewed the minutes for September 13, 2004. Sue Bernstein moved to  
15 approve the minutes with minor edits and corrections. Ann Welles seconded the  
16 motion. The vote was 4 in favor 0 opposed.  
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18 The Board reviewed the minutes for August 31, 2004. Sue Bernstein moved to  
19 approve the minutes with minor edits and corrections. Ann Welles seconded the  
20 motion. The vote was 4 in favor 0 opposed.  
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22 **II. Discussion on Brimstone Estates OSRD/Subdivision, off Woodstock Dr.**

23 In attendance for applicant was Peter Barbieri.

24 Peter Barbieri stated that they were before the board a couple weeks ago and that the  
25 Board requested a plan showing the construction of the gate and to send it to the other  
26 departments in town and make sure they were comfortable with the opening. Jay  
27 Grande noted that the Board had Documents #1265-04 and #1266-04 in their packets  
28 related to this discussion. The Board asked if Peter Barbieri had spoken with the  
29 applicant relative to the construction issues raised at the previous meeting. Peter  
30 Barbieri stated he spoke with Mr. Franchi about the Board and resident concerns and  
31 that he spoke with the contractor who was informed of the hours of operation and will  
32 adhere to them. Thomas Mahoney felt that the hours of operation should include the  
33 delivery of machinery and noted in the decision as well. The Board reviewed the

1 decision for Brimstone Estates OSRD definite subdivision. They discussed the gate.  
2 Sue Bernstein was concerned about the pedestrian gate and wanted a written letter  
3 stating that the gate will be open to the public. The Board discussed the position of  
4 the entrance gate, public access of the pedestrian gate and the possibility of signage  
5 posted on gate. Jay Grande noted that there are several items for the last meeting that  
6 the Board will need to follow up on. Jay Grande stated that he spoke with the  
7 Building Commissioner in regards to the blasting protocol, equipment delivery, hours  
8 of operation and is expecting to receive a formal letter after they conducted an  
9 inspectional site visit. Some of the other issues were the sidewalk access, which is  
10 clearly defined in the decision and felt that a sign was not an unreasonable request  
11 and emergency access through the gate which needs to be clearly explained in the  
12 homeowner's documents. The last item is oversight of the project; Jay felt that the  
13 Board might want to get a 593 consultant and to have the applicant fund this review  
14 for this project. There was discussion between the Board and Peter Barbieri on this  
15 matter. The Board requested that Jay Grande to compile a brief scope for a 593  
16 consultant and also that Peter Barbieri speak to Scholfield to determine what  
17 inspectional services they are currently conducting and what the cost was to the  
18 applicant. There was a discussion with a resident on work that was being done on the  
19 road. The applicant responded that they were not doing any road work. Jay Grande  
20 will check with DPW if they are working on that road. The Board continued the  
21 discussion on oversight of the project.

22 *This discussion will continue on November 23, 2004.*

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24 **III. Continued Public Hearing for Special Permit for Use, Site Plan Review and**  
25 **Public Way Access Permit, 222 & 236 Cochituate Road, Eastern Bank.**

26 In attendance were Peter Barbieri, Bruce Ey, Warren Bowes, and Peter Gutting.  
27 Jay Grande updated the Board by stating that the board had questions remaining from  
28 the last meeting regarding architecture and felt they should review the revisions one  
29 last time. He noted that the Board has the draft decision document doc# 1268-04  
30 which they should begin to put together. Peter Barbieri reviewed the outstanding  
31 architecture issues. He stated that they have extended the fence and added more

1 plantings, modified the entry way and textured the crosswalks as requested by the  
2 Board. However they have not changed the columns because there was some  
3 confusion on the change that was wanted. The Board stated that they did want the  
4 columns reworked. Bruce Ey reviewed the landscaping to accommodate the  
5 comments of the Board, changing the plantings and extending the length of planting  
6 along fence. The Board reviewed the revised building design and site lighting. The  
7 Board requested the evening photo metrics for the site. The Board discussed the  
8 concerns of the area residents, the screening of the residential area and the night  
9 lighting. Residents want a time limit on the lighting hours. The Board discussed  
10 mitigation with the applicant, possibly plantings in the park-like area; painting and  
11 cleaning up of area signal poles. Jay Grande stated that the Board still needs to  
12 receive the finalized plan with building elevation and curbing. The Board will review  
13 the decision.

14 *This hearing was continued to November 30, 2004 at 9:45.*

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16 **IV. Miscellaneous Administrative**

17 **a. Occupancy Permit Extension ~ 160 Fountain Street.** The Board discussed  
18 the occupancy permit for 160 Fountain Street and agreed to extend it.

19 *Carol Spack moved to extend the occupancy permit for 160 Fountain Street to*  
20 *June 1, 2005. Sue Bernstein seconded the motion. The vote was 4 in favor*  
21 *and 0 opposed.*

22 **b. The Board signed the plans for 1670 Worcester Rd. and 828 Concord St.**

23 **c. The Board discussed Doc# 1264 a letter to the Board of Selectmen on the**  
24 **approval of the Town Managers Act which needs to be signed by the**  
25 **Chairman.**

26 **d. The Board discussed the letter to the Natick Planning Board.**

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30 **V. Member Prerogatives**

- 1 a. Ann Welles brought up the subject of underground wires. There was a brief  
2 discussion.  
3 b. The Board discussed the possibility of changing the meeting nights.  
4 c. Carol Spack updated the Board on the Farm Pond Task Force.  
5 d. Sue Bernstein stated that she felt that the Board needs the planner position  
6 that was eliminated, and to try and get it known for the future.  
7 e. Tom Mahoney discussed the Over 55 article and the meeting with Standing  
8 Committee on Planning and Zoning.  
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11 **V. Meeting adjournment**

12 *Ann Welles moved to adjourn. Carol Spack seconded the motion. The vote was 4 in*  
13 *favor 0 opposed. Meeting adjourned at 11:00am.*  
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16 Respectfully submitted,  
17 Mary Reynolds  
18 Recording Secretary  
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21 **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**  
22 **PLANNING BOARD MEETING OF JANUARY 11, 2005.**  
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Thomas Mahoney, Chairman